

# PART 2 – ESTABLISH LAND USE DISTRICTS

## *Chapter 1 – Establish Land Use Districts*

### **Chapter 1 – Establish Land Use Districts**

<b>Section 2-101</b>	<b>Purpose.</b>
<b>Section 2-102</b>	<b>Residential Districts.</b>
<b>Section 2-103</b>	<b>Commercial and Mixed-Use Districts.</b>
<b>Section 2-104</b>	<b>Industrial Districts.</b>
<b>Section 2-105</b>	<b>Overlay Districts.</b>
<b>Section 2-106</b>	<b>Location and Boundaries of Districts.</b>

#### **Section 2-101 Purpose.**

The City designates land use “districts” to promote compatibility between land uses, buildings and structures; efficient use of land; transportation options and accessibility; and crime prevention and safety. The districts classify, regulate and restrict uses, as well as combine uses and encourage the location of compatible land uses close to one another. The district regulations provide development standards pertaining to the intensity of land uses and development, height and bulk of buildings and structures, and area of yards and other open areas between buildings and structures.

#### **Section 2-102 Residential Districts.**

Residential districts include the following:

- |    |     |  |
|----|-----|--|
| A. | AG  | Agricultural   |
| B. | R-1 | Single family residential (includes: R1-15, R1-10, R1-8, R1-7, R1-6, R1-5, and R1-4) |

C.	R1-PAD	Single family residential Planned Area Development <u>(requires a PAD)</u>
D.	R-2	Multifamily residential
<del>F.</del> <u>E.</u>	<del>R-3</del> <u>R-3R</u>	<del>Multifamily residential limited</del> <u>Multifamily residential restricted</u>
<del>F.</del>	<del>R-3</del>	<del>Multifamily residential limited</del>
<del>F.</del>	<del>R-3R</del>	<del>Multifamily residential restricted</del>
G.	R-4	Multifamily residential general
H.	R-5	Multifamily residential high density
I.	MHS	Manufactured housing subdivision
J.	RMH	Mobile home residence
K.	TP	Trailer park

### Section 2-103 Commercial and Mixed-Use Districts.

Commercial and multi-use districts include the following:

A.	CC	City center
B.	CSS	Commercial shopping and service
C.	MU	Mixed-use commercial and residential (MU-1, MU-2, MU-3, and MU-4) <u>(requires a PAD)</u>
D.	PCC-1	Planned commercial center <u>General (requires a PAD)</u>
E.	PCC-2	Planned commercial general center <u>(Requires a PAD)</u>
F.	RCC	Regional commercial center <u>(Requires a PAD)</u>
G.	R/O	Residential <del>and</del> / office

### Section 2-104 Industrial Districts.

Industrial districts include the following:

A.	IBD	Industrial buffer
B.	I-I	Light industrial
C.	I-2	General industrial

- D. I-3 Heavy industrial

Section 2-105 Overlay Districts.

Overlay districts include the following:

- A. Pedestrian Overlay District (POD)
- B. Rio Salado ~~O~~ overlay ~~D~~istrict
- C. ~~Southwest Tempe overlay district~~
- D. I-1, I-2, CSS ~~O~~overlay ~~D~~istrict
- ~~E.Planned Area Development (PAD) overlay district~~
- ~~F.E. [reserved]~~

Section 2-106 Location and Boundaries of Districts.

The locations and boundaries of the zone districts are established as they are shown on the map entitled "Zoning Map, City of Tempe" ~~dated [date], as amended, which is a part of this Code.~~ Where uncertainty exists as to the boundaries of any of the districts shown on the map, the following shall apply:

- A. **Location.** ~~Such~~ ~~D~~istrict boundary lines are intended to follow street, alley, lot or property lines existing at the time of passage of this Code, except where such district boundary lines are shown differently on the zoning map. Where the application of this rule does not clarify the zone boundary location, then the zoning administrator shall determine the location;
- B. **Annexations.** Territory annexed to the city subsequent to the effective date of this Code shall, upon the date that the annexation becomes effective, automatically becomes zoned as an AG, agricultural district. Territories annexed with AG zoning shall remain AG until such time as the city council adopts a different zoning district for the annexed area. Any property owner of land annexed into the city may apply for a rezoning classification at no charge within one year of the date of annexation; and
- C. **Default.** Those parcels without zoning designation on the zoning map, and without any record of a zoning classification are zoned as an AG, agricultural district.